



City of Santa Barbara
Downtown Parking Committee

Memorandum

DATE: June 14, 2018

TO: Downtown Parking Committee

FROM: Rob Dayton, Transportation Planning and Parking Manager

SUBJECT: DEPOT LOT CAMPUS UPDATE

RECOMMENDATION:

That the Downtown (DPC) Parking Committee receive an update from staff on its progress to complete the tasks and projects identified as part of the vision for the Depot Lot Campus.

DISCUSSION:

On January 14, 2016, the DPC held a work session at the Depot Lot to identify and prioritize projects needed to fulfill its vision for the campus and the surrounding area south of the 101 Freeway and the Funk Zone. Included in this work was the DPC's desire to; clarify roles and responsibilities for the different parcels that make up the Depot Lot campus, identify maintenance issues and costs, estimate potential revenues from the incorporation of the Rey Road parking lot and the leasing of the unoccupied half of the Railway Express (REA) Agency building, research valet parking options.

DEPOT LOT LONG-RANGE MANAGEMENT PLAN

Immediately after the DPC Work Session, staff began working on developing and implementing a Long-Range Management Plan for the Depot Lot Campus. The plan includes an assessment of the Depot Lot's operating costs and revenues, to determine cost recovery, researching options to incorporate the Rey Road parking lot into the hourly parking lot, and a long-term approach to expanding the parking supply on the Depot Lot campus.

Some elements of the Long-Range Plan have been completed and/or are in progress.

- A professional services agreement has been executed with a survey company to complete a mapping project for the campus. This project will complete work that was started by City crews before the dissolution of the Redevelopment Agency to record the final parcels created including the MOXI, Rey Road, and the City parking lot, and to create exhibits that can be used to identify roles and responsibilities for the AMTRAK and REA building leases.

- The parking lot adjacent to the Fish Enterprise restaurant that was used primarily by employees has been incorporated into the rest of the Depot Lot. These 38 additional parking spaces have begun generating approximately \$38,500 annually of additional hourly revenue. A ticket dispenser and gate arm were installed at Montecito Street and Rey Road for an entrance only access to the lot that has created a new supply of short-term customer parking.
- Staff has been researching potential tenants for the unoccupied part of the REA building, speaking to brokers and car rental agencies.
- Staff has begun tracking maintenance costs for the AMTRAK depot building. At this time, these costs appear to be minimal, with AMTRAK taking responsibility for most of the daily, routine custodial costs.

NEXT STEPS

Staff estimates the next steps listed below should be completed before the end of this calendar year.

- Re-stripe faded areas in the parking lot
- Complete the Railroad Depot Survey and Parcel Consolidation
- Lease the unoccupied half of the Railway Express Agency building
- Renew and revise the AMTRAK Lease